FREE BORROWER REPORT

BRAZILIAN COMMUNITY

Using Money from Brazil for Your U.S. Down Payment

How to document down payment funds coming from Brazil or family abroad — wire transfers, gift letters, seasoning rules, and the mistakes that delay closings.

JULY 2026 · BY THE ALVORADA MORTGAGE TEAM

Your down payment is sitting in Brazil — savings from years of work, the sale of an apartment, or help from family. Bringing it to the U.S. is legal and done every day. But underwriters have one non-negotiable rule: **every dollar of your down payment must have a paper trail.** Money that appears without a story can't be counted — and can delay or sink a closing.

Here's how to move funds the underwriter-friendly way.

The Golden Rule: Seasoning

Money that has sat in your U.S. account for **60+ days** (two full statement cycles) is considered "seasoned" — the lender stops asking where it came from. The single best move you can make: **transfer the funds months before you shop**, not days before you offer.

> **Planning to buy within a year?** Move the down payment now. Seasoned money means fewer documents, fewer questions, and a faster closing.

If the Money Arrives During the Process

Not seasoned? Still workable — you'll just document the journey:

1. **Proof the money was yours in Brazil** — a Brazilian bank statement showing the balance before transfer.
2. **The transfer record** — wire receipt or exchange-house documentation showing origin account, destination account, amount, and date.
3. **The U.S. deposit** — your statement showing the funds arriving, matching the transfer.

Use a **traceable channel**: bank-to-bank international wire or a licensed exchange service that issues receipts. The exchange rate contract (fechamento de câmbio) paperwork works beautifully as documentation.

If Family Is Helping: The Gift Letter

Family gifts from abroad are accepted on most loan programs. The package: a signed **gift letter** (we provide the template) stating the amount, the relationship, and that no repayment is expected — plus evidence of the transfer from the donor to you (or directly to the closing agent). Some programs also ask for the donor's statement showing they had the money. Parents, siblings, and grandparents are the cleanest donors.

The Mistakes That Hurt

- **Cash deposits.** Physical cash has no paper trail — deposited currency generally cannot be used for a down payment. Keep everything bank-to-bank.
- **Breaking transfers into many small pieces** to stay under reporting thresholds — called structuring, it's illegal in itself. Send the real amount; reporting is routine and not a tax.
- **Using a friend's account** as a stopover. Funds passing through third parties lose their trail. Direct routes only.
- **Last-minute transfers.** International wires can take days and questions take longer — under contract is a stressful time to start.

What About Taxes and Reporting?

Bringing your own money to the U.S. is not taxable income, and banks' currency transaction reports are routine compliance — not a bill. Large foreign gifts may involve an informational IRS form (no tax due in most cases). Brazil has its own exchange rules on the sending side. We're not tax advisors — for large amounts, a quick conversation with an accountant who knows both countries is money well spent.

> A family in Marietta sold an apartment in Belo Horizonte and wired $85,000 through a licensed exchange house to their U.S. account, keeping the câmbio contract and both bank statements. Sixty-five days later they went under contract — the funds were already seasoned, and underwriting never asked a single question about them.

We've Seen Every Version of This

Sale proceeds, family gifts, savings moved over years, funds still in Brazil at application time — each has a documentation path. Tell us where the money is *before* you start shopping and we'll map the cleanest route, in Portuguese.

Let's Talk About Your Mortgage

Our team serves you in English, Portuguese, and Spanish — no cost, no obligation.

Jade Taylor

BROKER / OWNER

NMLS # 1822210

(678) 753-5233 • jade@alvoradamortgage.com

English · Português · Español

ALVORADA MORTGAGE, LLC

OFFICE

2326 Wisteria Drive
Suite 210
Snellville, GA 30078

CONTACT

Phone: (770) 742-6000
Fax: (770) 285-5530
WhatsApp:
+1 (678) 753-5233

ONLINE

alvoradamortgage.com
info@alvoradamortgage.com
Google Business Profile

LICENSES

NMLS # 2137907
Georgia # 2137907
Florida # MBR5158

Ready to get started?

Apply online in about 15 minutes: **alvorada.my1003app.com/1822210/register**
